

Carlisle Housing Authority
February 10, 2011
Submitted by Carolyn Ing

Meeting called to order at 7:35 pm.

In attendance: Alan Lehotsky (Chair), James Bohn, Randall Brown, Carolyn Ing, Elizabeth DeMille Barnett (Housing Coordinator).

Community input: None

Old business

Benfield Farms update: Awaiting approval. NOAH submitted response to DEP request for further information on wetland replication area. There are 97 names on the waiting list; 86 have Carlisle connections. Two remaining CHA project tasks are to prepare the ground lease and easement to access back portion of lot.

Help for staying in Carlisle home modification educational outreach program, January 31: Attendance was estimated as six people who were interested parties, 20 people total. John Luther suggested waiving building permit fee for qualifying projects. Barnett reported that one person made an inquiry today to follow up. One project already in progress. Barnett to write thank you notes to panelists.

Home Preservation Center – Coalition for a Better Acre (CBA) NeighborWorks educational program: Federally funded program for mortgage foreclosure prevention, including modification, which is implemented by local non-profit. More details to come.

Community Preservation Act application: Selectmen submitted applications for Benfield infrastructure project and the housing coordinator position. On a motion made by Bohn and seconded by Brown, the board voted 4-0 to support the project application for the re-appropriation of the CHA's \$425,000 allocation.

Housing coordinator position: CHA is co-submitting with Selectmen. The position has been helpful in preventing foreclosures within Carlisle. On a motion made by Brown and seconded by Bohn, the board voted 4-0 to support the application to fund compensation for the housing coordinator position for an additional two years.

New business

Village Court dialog: Lehotsky attended the annual meeting of the Carlisle Elderly Housing Association and met the board of directors for Village Court. Bert Williams, chairman of board, invited Lehotsky to begin dialog on a potential expansion. The board is willing to contemplate expansion, but the members are not in favor of housing for non-senior residents. The board is not interested in taking responsibility for any project, but do have approval authority. Lehotsky assured the board that the process would be done carefully and only with their approval. Expansion of Village Court is contingent on getting septic expansion approval.

Highland building: Brown presented several near-term issues for the CHA to consider: check in with highland building committee; examine project estimates for building stabilization; review the valuation process; follow up on pushing forward; consider housing production plan pipeline. Preliminary construction estimates are higher per unit than Benfield Famrs. Barnett to get input from Rita Farrell at the Mass Housing Partnership.

Town of Harvard Municipal Affordable Housing Trust: Barnett reported that Harvard is trying to develop an affordable accessory apartment program. She met with Harvard Selectmen and other town representatives where they discussed the activities of the CHA. The Harvard group is interested in working with Carlisle since both towns have similar issues and concerns. Harvard Trust members and other have expressed interest in keeping lines of communication open and explore the possibility of forming a group to encourage collaboration and strategizing between towns.

Mileage reimbursement: Lehotsky moved, seconded by Bohn, and the board voted 4-0 to approve a payment of \$24.89 to Barnett for reimbursement mileage expense to the town of Harvard.

Minutes approved: On a motion made by Brown and seconded by Lehotsky, the board voted 4-0 to approve the minutes of the January 13, 2011 meeting.

Next meeting date: February 24

Meeting adjourned: On a motion made by Brown and seconded by Ing, it was voted 4-0 to adjourn. Meeting adjourned at 9:32 pm.

Action items

- Barnett to write thank you notes to presenters at the educational outreach program on January 31.
- Brown to make and maintain contact with the Highland building committee and to help them in refining their project criteria.
- Barnett to contact Rita Farrell at the Massachusetts Housing Partnership for an informed opinion on the feasibility of converting the Highland building to affordable housing.